

Acct ID: 333956 MTL: 082W06AC02600P268 Date: 12/8/25 Appr: ZH Prop Class: 019 RMV Prop Class: 019

Situs: 2232 42ND AVE SE # 204 SALEM, OR 97317 MaSaNh: 17 05 003 Unit: 333956 Year: 2026

Last Date Appraised: 09/14/2016 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: Last Sales Date: 07/09/2025 Roll Type: MS
Owner: WILSON, MARK
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 39850
RMV Land: 0 RMV Imp: 80640 RMV Total: 80640 MAV: 39850 MSAV: 0 SAV: 0
Comment: SUNDIAL TERRACE, SPACE #204, MS SERIAL # H021773, X # X00256324, PERSONAL MS

N/C

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 464 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 945 % Complete: 100.00
Desc: MANUF STRUCT, CLASS 6, 14' WIDE SINGLE Dimensions: 63x15 RMV: 80640
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	6	Finished	945	2	FB-1	2003	2003	SKIRT, ROOF, HVAC+, KIT-, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	90	2003	1386	0	Y N
ROOF EXTENSION OR PATIO COVER	6	24	2003	487	0	Y N
ROOF EXTENSION OR PATIO COVER	6	90	2003	1827	0	Y N

MLS # 825888 - 134 DOM - ORIGINALLY LISTED FOR \$79K AND SOLD FOR \$70K

- NEWER EXT. PAINT
- LVP / VINYL WINDOWS
- ORIGINAL KITCHEN / BATHS
- OWNER REPLACED ROOF & CARPET IN TWO BEDROOMS PER RETURNED S.V. SHEET

KIT.





Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 333956

MTL: 082W06AC02600

MaSaNh/P.Class: 1705003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 333956

Date Printed: 11/6/2025

Situs: 2232 42ND AVE SE # 204 SALEM, OR 97317

Grantor:
MUNKBERG, PAMELA

Grantee:
WILSON, MARK

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 7/9/2025 **Total:** 108140
Sale Price: 70000 **Ratio** (Cert. Total RMV/Sale Price): 154
Condition Code: 33

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 134 MLS: 825888 Y N
- Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ _____ Y N
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments: S.V. RETURNED AND ATTACHED

Appraiser: ZH Date: 12/8/25

MANUFACTURED STRUCTURE SALE VERIFICATION

WILSON, MARK
2232 42ND AVE SE # 204 SALEM, OR 97317

RECEIVED

OCT 20 2025

MARION COUNTY
ASSESSOR

Account: 333956
Sale Price: 70000
Sale Date: 07/09/2025
P. Class/Appr: 019 / 2
Accts In Sale: 1

1. Total sales price, if different from above: \$ _____
2. Was an appraisal completed? No Yes, Appraised value? _____
3. Did you also purchase the land? No Yes, land price was? _____
4. Did this transaction involve any of the following? (please check all that apply):
 distress sale auction trade or exchange partial interest conveyed estate sale
 buyer and seller related by family or business buyer or seller is a charitable organization
5. Financing: none conventional FHA Oregon VA contract other _____
6. If you paid any back taxes (not just your share of the current year taxes) or special assessments in addition to the sale price, please state the amount: \$ _____
7. Personal property (other than appliances) included in the transaction?
Description: none Estimated Value \$: _____
8. Was the property listed on the open market (real estate broker, online, etc)? No Yes Don't Know
If No or Don't Know, how did you discover the property? _____
9. Your opinion of condition at time of purchase? (Please check only one):
 Good or Excellent. New, recently updated or remodeled, describe remodel: _____
 Average. Regularly maintained, no significant problems
 Fair. Deferred maintenance, some repairs needed, describe: _____
 Poor. Multiple significant maintenance or repair issues, describe: _____
10. Interior features (please check any that apply): drywall walls solid wood cabinets kitchen recent remodel
 bath recent remodel air conditioning &/or heatpump
11. Have any improvements been made to the property since the time of purchase? Please describe:
REPLACED ROOF; REPLACED CARPET IN BOTH BEDROOMS

Your name: MARK R WILSON Phone: 503 559-0271
Email: markstarfgass@gmail.com

A county appraiser may contact you for additional details or clarification. Thank you!



BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: **M333956** MAP NO: **082W06A** TAX LOT: **0**

10x10
PA

CALCULATIONS: $15 \times 63 = 945$ SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR. BLT.	ADDRESS	SALES
DATE	BY			Date Amt.
3-2-04	JJZ	03	2232 42 ND AV SE	
7-16-04	DTM			
5-19-09	DTM			
9-14-16	DTM			

REMARKS: BUILDER: **Markette**
 NV. cycle **SUNDIAL TERRACE**

M333956 082W06A 00100 Appr #: **DTM** Date **9-14-16** Prop Class 019 Prop Code T64 **4**
 Situs Address 2232 42ND AV SE, #204 Franchise Code 04 Year For: 2016-2017
 Owner DUNMYRE, PATSY BELL **2017-18**

Tags **Cycle** Sales Verification Other: **No change by**

Notes: RMV Imp: 21,290 RMV Total: 21,290 M50 Total: 0

Seg. Type	MA	Seg. #	1.1	Method	M04	Class	6S	Area	945	Eff Area	945	Length	63	Width	15
Make:	MARLETTE	Model:		Infinish:	DRYWL	Roof Cover	COMP								
Plumbing	BATH1	Heat:	FA	Fireplace:		Inter. Comp:	DSP;DW;H&F	Bedrooms:	2						
Year Built	2003	Eff. Year Built	2003	Cond.	P F A G E										
Adj Codes	MSLCMS	Qty	6	% Comp		Func		Econ							RMV: 19,100
Lump Sum		Except Code/Year		Comments											

Accessory Improvements

Seg. Type	PA	MFD STRUCT	Seg. #	1.3	Method:	R05	Class	Area	24	Eff Area	24
Length	6	Width	4	Foundation	Ex. Wall	Roof Cover					
Roof Style		Floor		Plumbing							
Year Built	2003	Eff. Year Built	2003	Cond.	P F A G E	% Comp		Econ			RMV: 190
Lump Sum		Except Code/Year		Comments							

Seg. Type	PR	MFD STRUCT	Seg. #	1.4	Method:	R05	Class	Area	90	Eff Area	90
Length	6	Width	15	Foundation	Ex. Wall	Roof Cover					
Roof Style		Floor		Plumbing							
Year Built	2003	Eff. Year Built	2003	Cond.	P F A G E	% Comp		Econ			RMV: 1,150
Lump Sum		Except Code/Year		Comments							

Seg. Type	DF	MFD STRUCT	Seg. #	1.5	Method:	R05	Class	Area	90	Eff Area	90
Length	6	Width	15	Foundation	Ex. Wall	Roof Cover					
Roof Style		Floor		Plumbing							
Year Built	2003	Eff. Year Built	2003	Cond.	P F A G E	% Comp		Econ			RMV: 480
Lump Sum		Except Code/Year		Comments							

Out Buildings and Skirting

Seg. Type	MBSK	MFD STRUCT	Seg. #	1.2	Method:	M04	Class	Area	156	Eff Area	156
Length		Width		Foundation	Ex. Wall	METAL	Roof Cover				
Roof Style		Floor		Plumbing							
Heat		Int. Comp.		Elect.			Yr. Blt.	2003	Eff. Yr. Blt:	2003	
Cond.	P F A G E	Adj. Codes		% Comp		Func	Econ				RMV: 370
Lump Sum		Except Code/Year		Comments							